

**SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	A Overall
Program Progress:			PJs in State: <input type="text" value="10"/>			
% of Funds Committed	<input type="text" value="97.74"/> %	<input type="text" value="96.45"/> %	<input type="text" value="4"/>	<input type="text" value="92.82"/> %	<input type="text" value="89"/>	<input type="text" value="85"/>
% of Funds Disbursed	<input type="text" value="94.55"/> %	<input type="text" value="91.96"/> %	<input type="text" value="2"/>	<input type="text" value="82.38"/> %	<input type="text" value="100"/>	<input type="text" value="95"/>
Leveraging Ratio for Rental Activities	<input type="text" value="2.95"/>	<input type="text" value="3.6"/>	<input type="text" value="7"/>	<input type="text" value="4.55"/>	<input type="text" value="28"/>	<input type="text" value="37"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="99.49"/> %	<input type="text" value="98.65"/> %	<input type="text" value="6"/>	<input type="text" value="80.69"/> %	<input type="text" value="91"/>	<input type="text" value="59"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="78.13"/> %	<input type="text" value="79.72"/> %	<input type="text" value="5"/>	<input type="text" value="67.01"/> %	<input type="text" value="68"/>	<input type="text" value="65"/>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<input type="text" value="76.10"/> %	<input type="text" value="76.13"/> %	<input type="text" value="6"/>	<input type="text" value="79.23"/> %	<input type="text" value="37"/>	<input type="text" value="29"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="53.75"/> %	<input type="text" value="50.67"/> %	<input type="text" value="4"/>	<input type="text" value="44.47"/> %	<input type="text" value="75"/>	<input type="text" value="68"/>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="86.21"/> %	<input type="text" value="86.71"/> %	<input type="text" value="8"/>	<input type="text" value="93.93"/> %	<input type="text" value="9"/>	<input type="text" value="13"/>
Overall Ranking:			In State: <input type="text" value="4"/> / <input type="text" value="10"/>	Nationally: <input type="text" value="74"/>		<input type="text" value="71"/>
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<input type="text" value="\$9,712"/>	<input type="text" value="\$14,368"/>		<input type="text" value="\$24,984"/>	<input type="text" value="2,335"/> Units	<input type="text" value="35.70"/> %
Homebuyer Unit	<input type="text" value="\$23,495"/>	<input type="text" value="\$13,942"/>		<input type="text" value="\$14,192"/>	<input type="text" value="1,419"/> Units	<input type="text" value="21.70"/> %
Homeowner-Rehab Unit	<input type="text" value="\$19,217"/>	<input type="text" value="\$15,572"/>		<input type="text" value="\$20,036"/>	<input type="text" value="2,787"/> Units	<input type="text" value="42.60"/> %
TBRA Unit	<input type="text" value="\$0"/>	<input type="text" value="\$2,590"/>		<input type="text" value="\$3,164"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee WI

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$31,642	\$58,346	\$20,712
State:*	\$61,871	\$71,084	\$17,325
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses: 0.3 %
(% of allocation) **National Avg:** 1.1 %

R.S. Means Cost Index: 1.07

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	15.7	14.0	23.0	0.0
Black/African American:	64.2	61.7	54.9	0.0
Asian:	0.5	2.7	2.3	0.0
American Indian/Alaska Native:	0.6	0.5	0.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.1	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.4	0.0	0.0
American Indian/Alaska Native and Black:	0.4	0.0	0.0	0.0
Other Multi Racial:	0.2	0.1	0.3	0.0
Asian/Pacific Islander:	0.5	1.5	0.7	0.0

ETHNICITY:	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	17.4	19.2	18.3	0.0

HOUSEHOLD SIZE:	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	31.8	20.3	36.3	0.0
2 Persons:	24.9	20.9	24.3	0.0
3 Persons:	18.3	21.0	14.3	0.0
4 Persons:	13.6	20.4	11.2	0.0
5 Persons:	7.7	8.6	7.3	0.0
6 Persons:	2.5	5.1	4.0	0.0
7 Persons:	0.7	1.8	1.1	0.0
8 or more Persons:	0.4	1.9	1.5	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	34.7	28.5	22.6	0.0
Elderly:	7.0	9.1	36.6	0.0
Related/Single Parent:	35.8	33.4	18.1	0.0
Related/Two Parent:	14.7	25.3	15.6	0.0
Other:	7.8	3.7	7.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:	Rental %	Homebuyer %
Section 8:	6.9	2.0 [#]
HOME TBRA:	0.0	
Other:	2.6	
No Assistance:	90.6	

of Section 504 Compliant Units / Completed Units Since 2001 12

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM —
 SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee

State: WI

Group Rank: 74
 (Percentile)

State Rank: 4 / 10 PJs

Overall Rank: 71
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	99.49	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	78.13	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.1	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	86.21	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.02	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

